REQUEST FOR PROPOSAL

The Board of Education for Montague Area Public Schools will be receiving sealed bids for:

NBC Middle School – Gymnasium Reroof Project
4700 Stanton Blvd.
Montague, MI 49437

PROJECT INFORMATION

The purpose of this project is to reroof the middle school's gymnasium. The details are addressed in pages 3-14 of this document.

All bids must be for the entire project. All major subcontractors shall be named by the bidder. The bidder shall specify its full name, address, contact person and telephone number, state whether it is a corporation, partnership, or individual, and include certificates evidencing current contractor's liability, commercial general liability, and vehicle liability insurance for the project amount specified in the bid documents.

Work shall commence after September 8, 2025 and be completed no later than December 31, 2025. The successful bidder shall work with Tom Cederquist, Director of Operations, regarding the project's schedule.

BID PROPOSAL

Sealed bids, in duplicate, will be received until **3:00 pm local time on Friday, September 5, 2025** at the Montague Area Public Schools District Office, 4882 Stanton Blvd., Montague, MI 49437. Bids will be publicly opened and read aloud immediately after the closing of bids at the Central Office Conference Room located at the same address. Interested parties are invited to attend. Bids received after this time will neither be considered nor accepted.

All proposals shall be accompanied by a sworn and notarized Familial Disclosure Statement as well as Iran Economic Sanctions Act, both of which forms are included in the Bid Form.

All Bids may not be modified, withdrawn, or canceled for a period of sixty (60) days from the time and date of Bid receipt.

Proposals shall be in sealed opaque envelopes identifying the legal name and address of the submitting contractor's company, plainly labeled as follows:

Montague Area Public Schools
Sealed Bid Proposal – NBC Gymnasium Reroof Project
Attn: Jeff Johnson
4882 Stanton Blvd.
Montague, MI 49437

BID SECURITY / PERFORMANCE BONDS

Each bid shall be accompanied by a bid bond in an amount equal to five percent (5%) of the bid. Bid security shall be in the form of a Bid Bond, Cashier's Check, or Certified Check. This shall secure the Owner from loss or damage by reason of the withdrawal of the bid by a Bidder or by failure of the

successful Bidder to enter into a contract with the Owner if his bid is accepted by the Owner. Such checks shall be made payable to Montague Area Public Schools.

Once selected, the successful Bidder will be required to furnish performance and payment bonds in the amounts equal to 100% of the contract amount.

PRE-BID SITE INQUIRIES

A pre-bid walk-through is scheduled for Friday, August 29, 2025 at 10:00 a.m. Questions are to be directed to Tom Cederquist, Director of Operations. Mr. Cederquist may be reached at 231-730-5228, Monday – Friday, 8:00 a.m. – 4:00 p.m.

BID AWARD

All bids received will be presented and considered by the Board of Education at 6:00 p.m. on Monday, September 8, 2025. The Board of Education reserves the right to waive irregularities and/or reject any and all bids, and also reserves the right to exercise the full discretion afforded to it by the law in the selection of the bidder and the awarding of the contract.

PREVAILING WAGES DO NOT APPLY TO THIS PROJECT

MONTAGUE PUBLIC SCHOOLS
N.B.C. MIDDLE SCHOOL GYM REROOF PROJECT

PART 1 GENERAL

1.01 DESCRIPTION

A. The project is located at 4700 Stanton Blvd, Montague, MI 49437. The Facility Director is Tom Cederquist, who can be reached at 231-730-5228.

B. The project consists of installing Carlisle's Sure-Seal (black) Fully Adhered EPDM Roofing System as outlined below:

- Apply the Fully Adhered EPDM Roofing System with the appropriate polyisocyanurate insulation, edge nailer, and perimeter metal.
- Existing EPDM will be recycled in place, with removal occurring at the perimeter and around penetrations.

Schedule & Deadlines

- **Pre-job walk-through:** August 29, 2025, at 10:00 a.m.
- **Bid due date:** September 5, 2025, by 3:00 p.m. (Hand-deliver to the Administration Office at 4882 Stanton Boulevard, Montague, MI 49437.)
- **Project completion deadline:** December 31, 2025

1.02 EXTENT OF WORK

A. Provide all labor, material, tools, equipment, and supervision necessary to complete the installation of a Sure-Seal 60 mil EPDM membrane Fully Adhered Roofing System, including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer's most current specifications and details.

B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.

C. The roofing contractor shall confirm all given information and advise the building owner, prior to bid, of any conflicts that will affect their cost proposal.

D. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer must submit for pre-qualification in writing fourteen (14) days prior to the bid date. Any contractor who fails to submit all information as requested will be subject to rejection. Bids stating "as per plans and specs" will be unacceptable.

1.03 SUBMITTALS

A. Prior to starting work, the roofing contractor must submit the following:

1. Shop drawings showing layout, details of construction, and identification of materials.

2. Sample of the manufacturer's Total Systems Warranty covering all components of the roofing system.

3. Submit a letter of certification from the manufacturer that certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer, along with the dates training was received.

4. Certification of the manufacturer's warranty reserve.

B. Upon completion of the installed work, submit copies of the manufacturer's final inspection report to the specifier prior to the issuance of the manufacturer's warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name, and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.

B. Comply with the manufacturer's written instructions for proper material storage.

1. Store materials between 60°F and 80°F in dry areas protected from water and direct sunlight. If exposed to a lower temperature, restore to 60°F minimum temperature before using.

2. Store materials containing solvents in dry, well-ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before the expiration of their shelf life.

C. Insulation and underlayment products must be on pallets, off the ground, and tightly covered with waterproof materials. The manufacturer's wrap does not provide sufficient waterproofing. Insulation and underlayment products that become wet or saturated are to be discarded.

D. Any materials that are found to be damaged shall be removed and replaced at the applicator's expense.

1.05 WORK SEQUENCE

A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.

B. Do not disrupt activities in occupied spaces.

1.06 USE OF THE PREMISES

A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:

1. Areas permitted for personnel parking.

2. Access to the site.

3. Areas permitted for storage of materials and debris.

4. Areas permitted for the location of cranes, hoists, and chutes for loading and unloading materials to and from the roof.

B. Interior stairs or elevators may not be used for removing debris or delivering materials, except as authorized by

the building superintendent.

1.07 EXISTING CONDITIONS

If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRE-CONSTRUCTION CONFERENCE

A. **Pre-job walk-through is scheduled for August 29th, 2025, at 10am.**

1.09 TEMPORARY FACILITIES AND CONTROLS

A. Temporary Utilities:

1. Water, power for construction purposes, and lighting are not available at the site and will not be made available to the roofing contractor.

2. Provide all hoses, valves, and connections for water from the source designated by the owner when made available.

3. When available, electrical power should be extended as required from the source. Provide all trailers, connections, and fused disconnects.

B. Temporary Sanitary Facilities

Sanitary facilities will not be available at the job site. The roofing contractor shall be responsible for the provision and maintenance of portable toilets or their equal.

C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damage. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.

2. The roofing contractor shall remove all construction debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building.

D. Security:

Obey the owner's requirements for personnel identification, inspection, and other security measures.

1.10 JOB SITE PROTECTION

A. The roofing contractor shall adequately protect the building, paved areas, service drives, lawn, shrubs, trees, etc., from damage while performing the required work. Provide canvas, boards, and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.

B. During the roofing contractor's performance of the work, the building owner will continue to occupy the existing building. The contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may sift into the building. The roofing contractor shall provide labor and materials to

construct, maintain, and remove necessary temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.

C. Do not overload any portion of the building, either by use of or placement of equipment, storage of debris, or storage of materials.

D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.

E. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas **where work is in progress**. Install flags or other telltales on plugs. Remove plugs each night and screen drain.

F. Store moisture-susceptible materials above ground and protect with waterproof coverings. 3

G. Remove all traces of piled bulk materials and return the job site to its original condition upon completion of the work.

1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state, and federal requirements that are safety-related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full-time requirement to maintain a safe environment for the facility's occupants, including staff, visitors, customers, and the occurrence of the general public on or near the site.

1.12 WORKMANSHIP

A. Applicators installing new roof, flashing, and related work shall be factory trained and approved by the manufacturer they are representing.

B. All work shall be of the highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.

C. There shall be a supervisor on the job site at all times while work is in progress.

D. All field seams and flashing details are to be completed according to the manufacturer's specifications and details by the end of each workday.

1.13 QUALITY ASSURANCE

A. The Sure-Seal Roofing System must achieve a UL Class A.

B. The membrane must be manufactured by the material supplier. Manufacturers' supplying membrane made by others are not acceptable without prior written approval 10 days before the bid date.

C. The manufacturer must have a minimum of 30 years of experience in the manufacturing of vulcanized, white, or black, thermoset sheeting.

D. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.

E. The roofing system must be installed by an applicator authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing applicator shall be thoroughly

experienced and, upon request, be able to provide evidence of having at least five (5) years of successful experience installing single-ply EPDM roofing systems and having installed at least one (1) EPDM roofing application or several similar systems of equal or greater size within one year.

AND

The applicator shall, upon request, be able to document three (3) installations completed more than two years prior to issuance of the contract documents, utilizing components of the proposed manufacturer that are comparable to those required for the work and similar in scope and complexity. Provide complete contact information, warranty history for previous installations, and demonstrate in-service performance.

F. Provide an adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and experienced superintendent on the job at all times when roofing work is in progress.

G. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the specifier. Any deviation from the manufacturer's installation procedures must be

supported by a written certification on the manufacturer's letterhead and presented for the specifier's consideration.

H. Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to identify any needed corrective repairs that will be required for warranty issuance. Notify the building owner seventy-two (72) hours prior to the manufacturer's final inspection.

I. The inspector shall be employed and trained by the manufacturer and have received product-specific training from the manufacturer of the products.

J. The Sure-Seal EPDM Membrane exceeds 41,580 kJ/m^2 under Xenon-Arc UV Light testing used for testing "Resistance to Outdoor (Ultraviolet) Weathering." (ASTM D 4637 Specification requires a 7560 kJ/m^2 minimum total radiant exposure at 70 W/m^2irradiance at 176°F black panel temperature to pass.)The membrane shows no visible signs of cracking or crazing.

K. The Sure-Tough EPDM Membrane exceeds 35,320 kJ/m^2 under Xenon-Arc UV Light testing used for testing "Resistance to Outdoor (Ultraviolet) Weathering." (ASTM D 4637 Specification requires a 7560 kJ/m^2 minimum total radiant exposure at 70 W/m^2irradiance at 176°F black panel temperature to pass.)The membrane shows no visible signs of cracking or crazing.

L. Sure-Seal, Sure-White, or Sure-Tough EPDM Membranes achieve a zero (no growth) rating in the ASTM G21 test for fungi growth.

1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Carlisle's EPDM Roofing System specification for General Job Site Considerations.

A. Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of materials.

B. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.

C. When loading materials onto the roof, the Carlisle Authorized Roofing Applicator must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.

D. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitations, and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.

E. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.

F. Provide protection, such as 3/4 inch thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.

G. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil, and grease.

H. New roofing shall be complete and weathertight at the end of the work day.

I. Contaminants such as grease, fats, and oils shall not be permitted to come in direct contact with the roofing membrane. An overlay of Epichlorohydrin membrane must be adhered around units that have the potential

to emit solvents, grease, or oil.

1.15 WARRANTY

A. Provide manufacturer's 20-year Total System Warranty covering both labor and all materials with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 55 mph measured at 10 meters above ground level. Certification is required with bid submittal, indicating the manufacturer has reviewed and agreed to such wind coverage.

B. Pro-rated System Warranties shall not be accepted.

PART 2 PRODUCTS

2.01 GENERAL

A. All components of the specified roofing system shall be products of Carlisle SynTec or accepted by Carlisle SynTec as compatible.

B. Unless otherwise approved by the specifier and accepted by the membrane manufacturer, all products (including insulation, fasteners, fastening plates, and edgings) must be **manufactured and supplied** by the roofing system manufacturer and covered by the warranty.

AND

The manufacturer of the roof membrane shall also manufacture all polymeric components for the roofing system, including, but not limited to, membrane, adhesives, primers, flashings, caulks, and tapes.

2.02 MEMBRANE

Furnish Sure-Seal 60 mil EPDM (Ethylene, Propylene, Diene Terpolymer) in the largest sheet possible with 3" Factory-Applied Tape (FAT). (Splice tape shall be a butyl/EPDM-based polymer with a minimum thickness of 25 mil.) The membrane shall conform to the minimum physical properties of ASTM D4637. When a 10-foot-wide membrane is to be used, the membrane shall be manufactured in a single panel with no factory splices to reduce splice intersections.

2.03 INSULATION/UNDERLAYMENT

A. When applicable, insulation shall be installed in multiple layers. The first and second layer of insulation shall be adhered to the substrate in accordance with the manufacturer's published specifications.

B. Insulation shall be (1) one layer of 2.6" Polyisocyanurate as supplied by Carlisle SynTec. The minimum R-value required is 30. Tapered insulation to the drains will also be required. (Note: The insulation must meet ASHRAE 90.1 minimums per IBC-International Building Code.)

1. **Carlisle Insulbase Polyisocyanurate** – A foam core insulation board covered on both sides with a medium-weight fiber-reinforced felt facer meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available.

2.04 FASTENING COMPONENTS

To be used for mechanical attachment of insulation and to provide additional membrane securement:
A. **Fasteners shall be HP-X and of the appropriate length needed.**

A. **Fasteners, Plates, and Bars**

1. **HP- Fasteners**: a threaded, #14 fastener with a #3 phillips drive used with steel and wood roof decks.

2. **Pre-Assembled ASAP Fasteners:** A pre-assembled 3" diameter Plastic Plate and # 12 threaded fastener with a #3 drive used for insulation attachment into steel or wood decks. Installed using OMG Fastening Tools.

3. **HP Term Bar Nail-Ins**: A 1-1/4" long expansion anchor with a zinc-plated steel drive pin used for fastening the Carlisle Termination Bar or Seam Fastening Plates to concrete, brick, or block walls.

4. **Seam Fastening Plate**: a 2" diameter metal fastening plate used in conjunction with RUSS or EPDM membrane for additional membrane securement.

5. **Polymer Seam Plate**: a 2" diameter plastic fastening plate incorporating barbs on the underside of the plate. This plate is required for membrane and RUSS attachment installed in conjunction with steel roof decks. It may also be used for insulation attachment.

6. **Insulation Fastening Plates**: a nominal 3-inch diameter plastic or metal plate used for insulation attachment.

7. **Sure-Seal Pressure-Sensitive RUSS™** (Reinforced Universal Securement Strip): a 6" wide, nominal 45-mil thick clean, cured black reinforced EPDM membrane with 3" wide SecurTAPE laminated along one edge. The 6" wide Pressure-Sensitive RUSS is used horizontally or vertically at the base of walls, curbs, etc., in conjunction with 2" diameter securement plates or bars below the EPDM deck membrane for additional membrane securement.

B. **Insulation Adhesives**

1. **Flexible FAST Adhesive:** An elongating impact impact-resistant, two-component insulating urethane adhesive used to attach insulation. Packaging formats include 50 and 15-gallon drums as well as Dual Tanks, Dual Cartridges, and 5-gallon Jug formats.

a. Adhesive to provide 150% elongation in conjunction with fleece-backed membrane – ASTM D412 b.

MDI content of Part A material less than 25%

2.05 ADHESIVES, CLEANERS AND SEALANTS

All products shall be furnished by Carlisle and specifically formulated for the intended purpose.

A. **90-8-30A Bonding Adhesive:** A high-strength, yellow colored, synthetic rubber adhesive used for bonding Sure-Seal/Sure-White EPDM membranes to various surfaces. Available in 5-gallon pails.

B. **Carlisle Weathered Membrane Cleaner:** A clear, solvent-based cleaner used to loosen and remove dirt and other contaminants from the surface of exposed EPDM membrane (for repairs, etc.) prior to applying EPDM Primer. Weathered Membrane Cleaner can also be used when applying Splicing Cement. Available in 1 and 5-gallon pails.

C. **HP-250 EPDM Primer:** A solvent-based primer used to prepare the surface of EPDM membrane for application of Splice Tape or Pressure-Sensitive products. Available in 1 or 3 gallon pails and as CAV-PRIME Pressurized Cylinders.

D. **Low-VOC EPDM Primer -** A low-VOC (volatile organic compound) primer (less than 250 grams/liter) for use with SecurTape or Pressure-Sensitive products. Available in 1 or 3 gallon pails and as CAV-PRIME Pressurized Cylinders.

E. **Lap Sealant:** A heavy-bodied material used to seal the exposed edges of a membrane splice. Available in tubes.

1. Sure-Seal Lap Sealant is a black sealant for use with Sure-Seal (black) Roofing Systems.

2. Sure-White Lap Sealant is a white sealant for use with Sure-White (white-on-black) Roofing Systems.

F. **Water Cut-Off Mastic:** A one-component, low viscosity, self-wetting, Butyl blend mastic used to achieve a compression seal between the EPDM membrane or Elastoform Flashing and applicable substrates. Available in tubes.

G. **Pourable Sealer**: A black, two-component, solvent-free, polyurethane-based product used for tie-ins and as a sealant around hard-to-flash membrane penetrating objects such as clusters of pipes and for a daily seal when the completion of flashings and terminations cannot be completed by the end of each work day.

H. **One-Part Pourable Sealer:** Available in black or white, a one-component, moisture-curing, elastomeric polyether sealant used for attaching lightning rod bases and ground cable clips to the membrane surface and as a sealant around hard-to-flash penetrations such as clusters of pipes.

I. **Universal Single-Ply Sealant** A one-part polyether, non-sagging sealant designed for sealing expansion joints, control joints, and counterflashings. Available in white only.

J. **CAV-GRIP III Low-VOC Aerosol Contact Adhesive/Primer:** a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications, including: enhancing the bond between Carlisle's VapAir Seal 725TR and various substrates, priming unexposed asphalt prior to applying Flexible FAST Adhesive, adhering Sure-Seal EPDM, horizontally, for the field of the roo,f and for adhering Sure-Seal FleeceBACK and Sure-Seal EPDM membrane to vertical walls. Coverage rate is approximately 2,000-2,500 sq. ft. per #40 cylinder and 4,000-5,000 sq. ft. per #85 cylinder as a primer, in a single-sided application, and 750 sq. ft. per #40 cylinder and 1,500 sq. ft. per #85 cylinder as an adhesive for vertical walls, in a double-sided application.

2.06 METAL EDGING AND MEMBRANE TERMINATIONS

A. **General:** All metal edgings shall be tested and meet ANSI/SPRI ES-1 standards and comply with the

International Building Code. All metal work is to be supplied and warranted by the manufacturer.

1. **SecurEdge 400:** a coping or fascia, snap-on edge system consisting of a 22-gauge galvanized metal water dam and 24-gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.

B. **Termination Bar**: a 1" wide and .098" thick extruded aluminum bar pre-punched 6" on center; incorporates a sealant ledge to support Lap Sealant and provide increased stability for membrane terminations.

2.07 WALKWAYS

Protective surfacing for roof traffic shall be Sure-Seal (black) Pressure-Sensitive Walkway Pads (with Factory-Applied Tape on the underside of the walkway) adhered to the membrane surface in conjunction with Sure-Seal Primer.

2.08 OTHER MATERIALS

A. **Carlisle VapAir Seal MD Air and Vapor Barrier:** a reinforced composite aluminum foil with self-adhesive SBS backing and removable poly release film. Used for direct application over metal decks. Available in rolls 42.5" wide by 131.23" long (460 square feet).

PART 3 EXECUTION

3.01 GENERAL

A. Comply with the manufacturer's published instructions for the installation of the membrane roofing system, including proper substrate preparation, jobsite considerations, and weather restrictions.

B. Position sheets to accommodate contours of the roof deck and shingle splices to avoid bucking water. **3.02**

VAPOR RETARDERS

A. **General:**

The use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly should be investigated, especially on projects with high interior humidity, such as, swimming pools, breweries, pulp mills, etc.

B. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.

C. On cold storage/freezer facilities, the perimeter details must be selected to provide an air seal and prevent outside air from infiltrating and condensing within the roofing assembly.

D. Consult the latest publications by ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.) and NRCA (National Roofing Contractors Association) for specific information.

E. If insulation is to be adhered to the vapor retarder with Flexible FAST Adhesive, the 725TR vapor retarder must be compatible and shall be fully adhered to the substrate. Available products include Carlisle supplied "peel and stick" rubberized asphalt membrane with compatible film coating (Carlisle VapAir Seal 725TR Air and Vapor Barrier), and spray or roller applied butyl coatings. Installation requirements for Carlisle's VapAir Seal 725TR Air and Vapor Barrier are identified in Carlisle's published specification.

F. **VapAir Seal MD Installation:**

1. **Surface Preparation**: The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance, and form release agents. In the event of rain, concrete must be allowed to dry before primer is applied.

2. **Primer**: Surfaces to receive VapAir Seal MD Air and Vapor Barrier must be clean and dry. Prime with Cav-Grip III Primer. Apply Primer by spray, brush, or with a long nap roller at the applicable coverage rate noted above. At 75° F allow primer to dry 1 hour minimum. Primer has a satisfactory cure when it does not transfer when touched. Prime only areas to be waterproofed the same day. Re-prime if the area becomes dirty.

3. **Application**: Apply VapAir Seal MD Air and Vapor Barrier to the metal deck from low to high point, in a shingle fashion, so that laps will shed water. Overlap all edges at lease 2-1/2". End laps shall be staggered. Place either a 6" wide section of 24 gauge sheet metal or a 6" wide section of VapAir Seal MD directly on the metal under each end lap, perpendicular to the end lap, to ensure a solid surface to roll the end lap together. Seams and end laps must be rolled with a 2" seam roller or stand-up seam roller. Place the membrane carefully so as to avoid wrinkles and fish mouths. Immediately after installation, broom the sheet to ensure proper contact with the metal.

4. **Insulation Installation:** Ensure the surface of the VapAir Seal MD Air and Vapor Barrier is dry prior to installing insulation. Place insulation over the surface and mechanically fasten to the roof deck in accordance with this Carlisle Specification.

3.03 INSULATION PLACEMENT

A. Install insulation or membrane underlayment over the substrate with boards butted tightly together with no joints or gaps greater than 1/4 inch. Stagger joints both horizontally and vertically if multiple layers are provided.

B. Secure insulation to the substrate with the required mechanical fasteners or insulation adhesive Carlisle Flexible FAST Adhesive in accordance with the manufacturer's specifications.

3.04 MEMBRANE PLACEMENT AND BONDING

A. Unroll and position the membrane without stretching. Allow the membrane to relax for approximately 1/2 hour before bonding. Fold the sheet back onto itself so half the underside of the membrane is exposed.

B. Apply the Bonding Adhesive in accordance with the manufacturer's published instructions and coverage rates, to both the underside of the membrane and the substrate. Allow the adhesive to dry until it is tacky but will not string or stick to a dry finger touch.

1. Roll the coated membrane into the coated substrate while avoiding wrinkles. Brush down the bonded half of the membrane sheet with a soft bristle push broom to achieve maximum contact.

2. Fold back the unbonded half of the membrane sheet and repeat the bonding procedure.

C. Install adjoining membrane sheets in the same manner, overlapping edges approximately 4 inches. Do not apply bonding adhesive to the splice area.

3.05 MEMBRANE SPLICING

A. Position the membrane sheet to allow for the required splice overlap. Mark the bottom sheets with an indelible marker approximately 1/4" to 1/2" from the top sheet edge. The pre-marked line on the membrane edge can also be used as a guide for positioning splice tape.

B. When the membrane is contaminated with dirt, fold the top sheet back and clean the dry splice area (minimum 3" wide) of both membrane sheets by scrubbing with clean natural fiber rags saturated with Sure-Seal Weathered Membrane Cleaner. When using Sure-Seal (black) PRE-KLEENED membrane, cleaning the splice area is not required unless contaminated with field dirt or other residue.

C. Apply EPDM Primer to the splice area and permit to flash off. Primer must be applied to both the top membrane layer and the bottom membrane layer.

D. When adhering Factory Applied Tape (FAT), pull the poly backing from FAT beneath the top sheet and allow the top sheet to fall freely onto the exposed primed surface. Press the top sheet onto the bottom sheet using firm even hand pressure across the splice towards the splice edge

E. For end laps, apply 3" or 6" SecurTAPE to the primed membrane surface in accordance with the manufacturer's specifications. Remove the poly backing and roll the top sheet onto the mating surface.

F. Tape splices must be a minimum of 2-1/2" wide using 3" wide (Butyl/EPDM) SecurTAPE that is a minimum 25-mil thick. SecurTAPE must extend 1/8" minimum to 1/2" maximum beyond the splice edge. Field splices at roof drains must be located outside the drain sump.

Note: For projects where a 90-mil membrane OR a 20-year or longer System Warranty is specified, splice enhancements are required. Refer to Carlisle Sure-Seal/Sure-White Roofing System Specification.

G. Immediately roll the splice using positive pressure when using a 2" wide steel roller. Roll across the splice 10

edge, not parallel to it. When FAT is used, Carlisle's Stand-Up Seam Roller can be used to roll parallel to the splice edge.

H. **At all field splice intersections**, apply Lap Sealant along the edge of the membrane splice to cover the exposed SecurTAPE 2" in each direction from the splice intersection. Install Carlisle's Pressure-Sensitive "T" Joint Covers or a 6" wide section (with rounded corners) of Sure-Seal Pressure-Sensitive Elastoform Flashing over the field splice intersection.

3.06 FLASHING

A. Wall and curb flashing shall be cured EPDM membrane. Continue the deck membrane as wall flashing where practicable. Use Pressure-Sensitive Curb Wrap when possible to flash curb units.

B. Follow manufacturer's typical flashing procedures for all wall, curb, and penetration flashing, including metal edging/coping and roof drain applications.

3.07 WALKWAYS

A. Install walkways at all traffic concentration points (such as roof hatches, access doors, rooftop ladders, etc.) and all locations as identified on the specifier's drawing.

B. Adhere walkway pads or rubber pavers to the EPDM membrane in accordance with the manufacturer's specifications.

3.08 DAILY SEAL

A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed.

3.09 CLEAN UP

A. Perform daily clean-up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.

B. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

END OF SPECIFICATION

BID FORM

Company Name:

_____

PROJECT: Montague Area Public Schools – NBC Gymnasium Reroof Project

The undersigned, having familiarized themselves with all local conditions affecting the cost of work, and having examined the sites and all applicable Bidding Documents herein, and herein referenced, including, but not limited to, all addenda issued thereto, hereby propose to furnish all labor, material, equipment, applicable taxes and services required for proper completion of the above named project for the sum of:

1. Bid price including all materials, installation, and freight:_____

VOLUNTARY ALTERNATES:
Identify in detail any Voluntary Alternates:

1._____

2._____

3._____

SIGNATORY AUTHORITY: The undersigned certifies they are an authorized agent of the bidding entity, and legally able to bind the bidding entity to the terms, conditions and responsibilities of this, and all referenced bid documents.

Name (please print): _____

Signature: _____

Title: _____

Date: _____

Contact Information:

Phone(s): _____

Email: _____

Company Address: _____

Familial Disclosure Statement

In accordance with Section 1267 of Michigan Revised School Code this sworn and notarized statement of an authorized representative, discloses any familial relationship between the owner and/or any employee of the Bidder, and any member of the project Owner's governing Board(s) or Superintendent(s). The law does not preclude bidders from submitting bids or a Board of Education from approving a bid with a familial relationship. The law requires the notification to allow Board members and the Superintendent to avoid recommending or voting on a conflict of interest.

The following are members of the Board for Montague Area Public Schools:

Brent Raeth **Cindy Francis** **Ben Rupert** **Joel Smith**
Emily Fullmer **Amanda Dahl** **Karen Neubauer**

The bidder must check one of the following:

_____No, there is not a familial relationship between the Owner or any employee of the Bidder and any member of the Montague Area Public Schools Board.
_____Yes, there is a familial relationship between the Owner or an employee of the Bidder and a member of the Montague Area Public Schools Board.

	Owner/Employee	***Board Member***	***Relationship***
1.			
2.			
3.			
4.			

BIDDER:

Name of Company_____

Name of Representative_____

Signature_____

Date_____

NOTARY:

Subscribed and sworn this _____day of

_____, 2025.

Notary Signature_____

Notary Public, State of _____

County of _____

My Commission expires_____

IRAN ECONOMIC SANCTIONS ACT

Michigan Public Act No. 517 of 2012

The undersigned, the owner or authorized officer of _____ (the "Bidder"), pursuant to the compliance certification requirement provided in the Montague Area Public Schools (the "School District") Request for Proposals for the Gymnasium Reroofing Project at NBC Middle School (the "RFP"), hereby certifies, represents and warrants that the Bidder (including officers, directors and employees) is not an "Iran linked business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event Bidder is awarded a contract/purchase order as a result of the aforementioned RFP, the Bidder will not become an "Iran linked business" at any time during the course of performing the Work or any services under the contract.

The Bidder further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than $250,000.00 or 2 times the amount of the contract/purchase order or proposed contract for which false certification was made, whichever is greater, the cost of the School District's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal three (3) years from the date it is determined that the person has submitted the false certification.

BIDDER:

Name of Company_____

Name of Representative_____

Signature_____

Date_____

NOTARY:

Subscribed and sworn this _____day of

_____, 2025.

Notary Signature_____

Notary Public, State of _____

County of _____

My Commission Expires_____